



City of Carmel

**TUESDAY, SEPTEMBER 7, 2010
CARMEL PLAN COMMISSION
SUBDIVISION COMMITTEE MINUTES**

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

Representing the Committee:

Brad Grabow, Chairperson; Heather Irizarry; Nick Kestner, Judy Hagan, Steve Lawson

Representing the Department:

Angie Conn; Alexia Donahue-Wold; Lisa Stewart (Recorder)

The Subdivision Committee considered the following items:

1. **Docket No. 10060012 DP/ADLS: 116th Street Centre PUD Apartment Homes**
The applicant seeks site plan and design approval for a 195-unit apartment home community on 6.9 acres. The site is located at the northeast corner of 116th St. & College Ave. and is zoned PUD/Planned Unit Development. Filed by Todd May of J.C. Hart Company, Inc.

Present for the Petitioner:

Jesse Pohlman, Baker and Daniels; John Hart and Todd May, JC Hart; Randy Sherman, Weaver Sherman Design; Larry Hemp, HempDesign; Jim Shields, Weihe Engineering

Overview:

- Continuing to work with Carmel Fire Department and City of Engineering office regarding the 117th Street Project
- Made changes to rear elevation of Clubhouse
 - Façade treated with fiber cement panel and wood trim
 - Stone element at base of exercise room and wrapped around to be consistent with all 3 sides
 - Added higher transom windows in exercise room and maintenance garage
 - North elevation has windows along edge and color change along building around to North
 - Northeast corner (pool deck) offers more of a masonry feel, rather than plain
- Slight changes made to building elevation and floor plan
 - Two building elevations changed in order to meet square footage standards in approved PUD
 - North elevation changed the stairs to be front of building rather than north end of building
 - Front door will connect to front walk for ease of parking
 - Second entry to building also will connect to front walk through door
 - End unit will now have window and door facing forward rather than "blank"

- Scale in front will be as a two-story building rather than three-story due to staircase does not meet height of building
- Building 3-U6 Units on 2nd and 3rd floor increased approx. 50 square feet to meet minimum requirements
- Building 4 (fronts College Avenue)
 - increased square footage on far North and South elevations by adding bay window in living room in middle units along with enclosed screened in porch
 - Main level floor plan will have 2 large garages on each half of the building that will be entered through single garage door
 - Two small private garages will be available
 - One connected to corner floor unit and other is connected by common entry hallway (which allows the garage to be rented to other units in the building)

Committee Comments:

- Onsite Storage
 - Bicycle storage
 - Garage will provide space for storing of bicycles
 - Common hallway will have storage lockers that are also large enough for bicycles
 - External bike racks located throughout site
 - Suggested to use combination of racks (loop and slated) to accommodate variety of bike parking
 - Suggested to review location of bike racks against the approved PUD
 - Committee members felt some locations were too “far” away
 - Possible to relocate some parking areas by Clubhouse, gazebo, mailbox centers
 - Garages
 - Building 3-main level floor plans will have private garages
 - All garages will be numbered and for specific unit
 - Variety of configurations available
 - Standard aluminum recessed panel doors (similar to Legacy Town and Flats) will be installed and will blend in to main building
- Sidewalks/Pathways
 - Multiuse path is to be 6 feet, development plans show as being 5 feet
 - Paths were to be added on the North and East side as well as the South side
 - South side already has 5 ft. path, North is to be connected to south edge of sidewalk for the future development of 117th Street (not aware of City of Carmel plans for 117th Street project, but will be able to connect to in future). Petitioner has already dedicated future Right of Way as per the Planned Unit Development if the engineering department decides they would like to put in street.
 - Concern with 4 ft. concrete path and not having enough room for more than one bike, jogger, walker on path at same time resulting in someone having to use the street and cars coming in and out of parking spaces

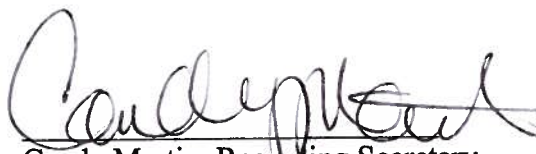
- Petitioner feels since private driveway traffic will be at a slower speed rather than a the speed on a public street
 - Added pedestrian path to North side and between Clubhouse and East building with extension north to the Right of Way easement so that the Town homes (adjacent property to North) to be able to have access to the site and Commercial uses.
 - Enhanced path along College Avenue going North
 - 6 ft. bike path/10 ft. multiuse path, referring to as an “Enhanced” Path
 - Current City of Carmel Thoroughfare Plan indicates could redevelop as improvements are done into an Enhanced Path
 - Plans are to connect to path for future growth going South
- Parking
 - 390 total number of parking spaces in development
 - 268 spaces outside building (includes angle parking on College Avenue)
 - 249 spaces exclude garages and driveways behind garages
 - 122 spaces are garages
 - No assigned parking spaces unless they are renting a garage
 - 2% of spaces are required to be handicap parking
 - Development Plans include 8 handicap parking spaces
 - 6 parking spaces are outside and 2 parking spaces are in garages
 - Currently spaces are ADA compliant but can identify more handicap spaces in future if market calls for them to be needed
- Signage
 - 116th Street Center PUD does allow for the apartment development name to be placed on overall 116th Street Center sign.
 - Community Developer has not submitted the look of the overall sign but plans to have just apartment development name
 - Apartment development
 - One sign to serve as more of notification of pedestrian entry rather than a retail entry
 - Have more landscaped feel rather than ground wall sign for retail center
 - Blade sign off College Avenue (similar to Legacy Town and Flat project)
 - Still working on placement
 - Committee asked for sign package to be completed for review prior to the September 21, 2010 Plan Commission Meeting
 - Note: Signage is marked as a contingent item to be resolved before approval of project
- General Comments
 - Adjacent property owners (town homes to the north) at the time of the rezone did not want vehicle connection to the apartment development by vehicle roads
 - Shifted site plan so that the roads do not align to the roads in town homes development
 - Planned Unit Development (PUD) allows for an Owner Association to be established
 - Own ½ driveway with connection to College Avenue
 - Each parcel obligated to contribute towards maintenance and operation (snow removal, signage, common area) of driveway for everyone’s use

- Mailbox centers will be located throughout the community with close proximity to units.
 - Large overhang (less than 2 ft. depth), facing forward
 - Color and trim to match building adjacent to mailbox center
 - Building Number with Unit Number noted by a plaque will be on the mailbox pod
- Trash compactor will be placed in a common area for trash and recycled items disposal
 - Pick up to be scheduled once every 2 to 3 weeks
- Retention Pond
 - Existing pond will be used as wet retention
 - Retaining wall around perimeter of pond will be raised to correct elevation
 - Black chain link fence, 5 feet tall in order to help keep public out
 - DOCS staff suggested black vinyl coated chain link fence rather than steel or metal fencing
 - Emergency personnel can gain access to pond from ramp and swing gate located at northeast corner of pond

MOTION: Judy Hagan to forward Docket No. 10060012 DP/ADLS 116th Street Centre PUD Apartment Homes to the Plan Commission with favorable recommendation conditioned upon review of the sign package and further conditioned upon review of the bicycle rack placement and equipment before the September 21, 2010 Plan Commission meeting seconded by Heather Irizarry, voted 5-0.

Meeting adjourned: 7:20 pm


Brad Grabow, Chairperson


Candy Martin, Recording Secretary